

CONDITIONS OF APPROVAL
CAN18-0001, UP25-0002
500 S. AIRPORT BLVD, SUITE H

(As approved by the Planning Commission on May 1, 2025)

INTRODUCTION

The term “applicant,” “developer,” “project owner,” or “project sponsor” used hereinafter shall have the same meaning - the applicant for the 500 S. Airport Boulevard, Suite H project or the property/project owner if different from applicant.

GENERAL

1. The cannabis delivery-only operation at 500 S. Airport Boulevard, Suite H shall be operated substantially as indicated on the plan set (as submitted on March 4, 2025) and the project description (as submitted on March 28, 2025), both prepared by The Loaded Bowl, LLC, and as approved by the Planning Commission in association with UP25-0002, as amended by the conditions of approval. Any final plans shall be subject to the review and approval of the City’s Chief Planner.
2. The permit shall be subject to revocation if the project is not operated in compliance with the conditions of approval.
3. Neither the granting of this permit nor any conditions attached thereto shall authorize, require, or permit anything contrary to, or in conflict with, any ordinances specifically named therein.
4. Any modification to the approved plans shall be subject to SSFMC Section 20.450.012 (“Modification”), whereby the Chief Planner may approve minor changes. All exterior design modifications, including any and all utilities, shall be presented to the Chief Planner for a determination.
5. The Conditional Use Permit shall expire on May 1, 2030, and may be renewed prior to expiration date if the cannabis operation remains in good standing with the City and complies with all applicable state and local laws and regulations.
6. The application for a delivery-only cannabis operation shall comply with the performance standards listed in SSFMC Section 20.410.008, as follows:
 - a. Commercial delivery of cannabis to a fixed address within City limits is permitted throughout the city except at the following locations: schools, day care centers, youth centers, public parks and open space, public buildings, eating or drinking establishments. All deliveries must be to a fixed address.
 - b. Fixed delivery-only cannabis businesses shall be sited a minimum of 600 feet from residential uses, schools, day care centers and youth centers.

- c. All delivery-only cannabis operations must obtain and maintain a valid operator permit issued by the City pursuant to Section 20.410.009. The operator permit shall be re-issued on January 1 of each year and applicable fee payment will be required.
- d. All delivery-only cannabis activities must be conducted in accordance with all applicable State laws and regulations, as may be amended from time to time, and all applicable local laws and regulations.
- e. All cannabis, cannabis products, and any aspect of the delivery of cannabis that indicates the type of product(s) being delivered shall not be visible from the public right-of-way, exterior of a structure, and/or vehicle(s) where those commercial cannabis activities take place.
- f. All fixed locations for delivery-only operations must comply with the provisions of a fire safety plan ensuring compliance with all applicable Fire Code and Building Code requirements prepared by a third-party engineer and approved by the City.
- g. Security in Delivery-Only Vehicle shall include:
 - i. All cannabis and cannabis products shall be stored in a lockbox that is permanently secured to the vehicle during transport.
 - ii. All delivery vehicles shall include video and audio monitoring equipment that retains recordings for 30 days, has date and time stamped recordings, and video overlays that indicate which vehicle the recording is from.
 - iii. All delivery vehicles shall include cellular technology-based panic buttons or other emergency alert devices.
 - iv. All delivery vehicles shall be tracked by GPS locators that are monitored at the fixed delivery-only cannabis business location and retain logs of GPS locations for one year.
 - v. All delivery vehicles must be plainly marked and not include any overt or obvious indications of the products being distributed.
- h. All delivery-only business location sites must implement and maintain a security plan and surveillance system that complies with the requirements outlined in Section 20.410.010.
- i. Security In-Transit Requirements shall include:
 - i. Delivery vehicles may only travel between the delivery business locations and drop-off destinations while transporting cannabis and/or cannabis products.
 - ii. Deliveries are only permitted during the hours specified under State law and/or regulations.
 - iii. Only operators and/or employees of operators may be present in the delivery vehicle while transporting cannabis or cannabis products.

- iv. All drivers shall carry valid identification and proof of employment at a permitted delivery facility.
 - v. All drivers shall carry an inventory log of cannabis and cannabis products being transported.
 - j. All delivery vehicles must be registered with the City Police Department.
 - k. Recordkeeping Requirements. Operators shall keep the following records:
 - i. All delivery vehicle maintenance records.
 - ii. All delivery vehicle ownership records.
 - iii. All shipping manifests for completed and in-transit deliveries.
 - iv. A contemporaneous inventory log.
 - v. Delivery log including location, time, and delivery driver.
 - vi. Quality-assurance details for all cannabis and cannabis products stored and/or delivered by operator, destruction or loss of any cannabis and/or cannabis products.
7. Applicant shall continue to operate the cannabis delivery-only operation at 500 S. Airport Boulevard, Suite H as detailed in the Operating Agreement dated January 23, 2019, subject to minor modification by the City Attorney's Office, pursuant to SSFMC Section 20.410.009.

For questions regarding the General Conditions of Approval, please contact Megan Wooley-Ousdahl, Principal Planner, at megan.wooley@ssf.net or (650) 877-8535.

POLICE DEPARTMENT

1. All construction must conform to SSFMC Chapter 15.48.070 Minimum-security standards for nonresidential buildings, (Ord. 1477 §1C, 2013; Ord. 1166 § 1, 1995).
2. The applicant shall comply with SSFMC Chapter 20.410.008 Delivery Only Operations, (Ord. 1551 § 2, 2018) and 20.410.010 Commercial Cannabis Operations Security Requirements, (Ord.1551 § 2, 2018).
3. After consulting with Sergeant Sean Curmi, who has reviewed the applicant's business and security plans, the Chief of Police believes there are sufficient security measures in place and no security guards will be required. The Chief of Police maintains the right to increase the number of security guards, as per SSFMC Section 20.410.010 (B)(4) as business or criminal conditions change.

For questions concerning the Police Department Conditions of Approval, please contact Sgt. Sean Curmi at sean.curmi@ssf.net or (650) 877-8927.